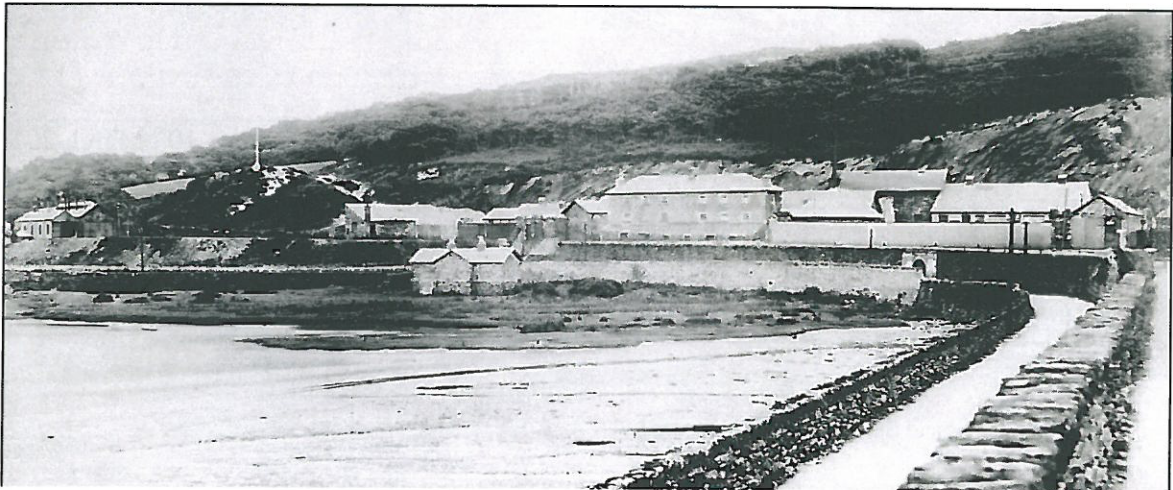


Archaeological Services & Consultancy Ltd

**HISTORIC BUILDING ASSESSMENT:
'PLAS SMART'
FR BOSTON LODGE WORKS
MINFFORDD
GWYNEDD**

NGR: SH 58500 37930

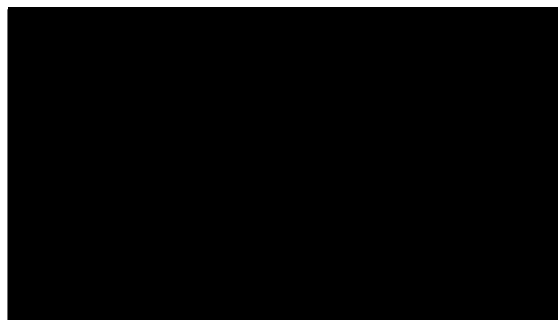
*on behalf of Ffestiniog Railway Heritage Ltd
and the Festiniog Railway Company*



Bob Zeepvat BA MIFA

December 2011

ASC: 1388/FRC/1r



Site Data

<i>ASC project code:</i>	FRC/1	<i>ASC Project No:</i>	1388
<i>OASIS ref:</i>	tbc	<i>Event/Accession no:</i>	n/a
<i>Historic County:</i>	Merioneth		
<i>Village/Town:</i>	Minffordd		
<i>Civil Parish:</i>	Penrhyndeudraeth		
<i>NGR (to 8 figs):</i>	SH 58500 37930		
<i>Present use:</i>	Storage		
<i>Planning proposal:</i>	Repair & refurbishment		
<i>Planning application ref/date:</i>	n/a		
<i>Local Planning Authority:</i>	Gwynedd Council		
<i>Date of fieldwork:</i>	October 2010: September 2011		
<i>Clients:</i>	Ffestiniog Railway Heritage Ltd, and Festiniog Railway Company Harbour Station Porthmadog Gwynedd LL49 9NF		
<i>Contact name:</i>	John Alexander (Secretary, FRHL)		

Internal Quality Check

<i>Primary Author:</i>	Bob Zeepvat	<i>Date:</i>	10 th March 2011
<i>Revisions:</i>	Bob Zeepvat	<i>Date:</i>	3 rd December 2011
<i>Edited/Checked By:</i>	R. Samuelmann	<i>Date:</i>	10/03/11

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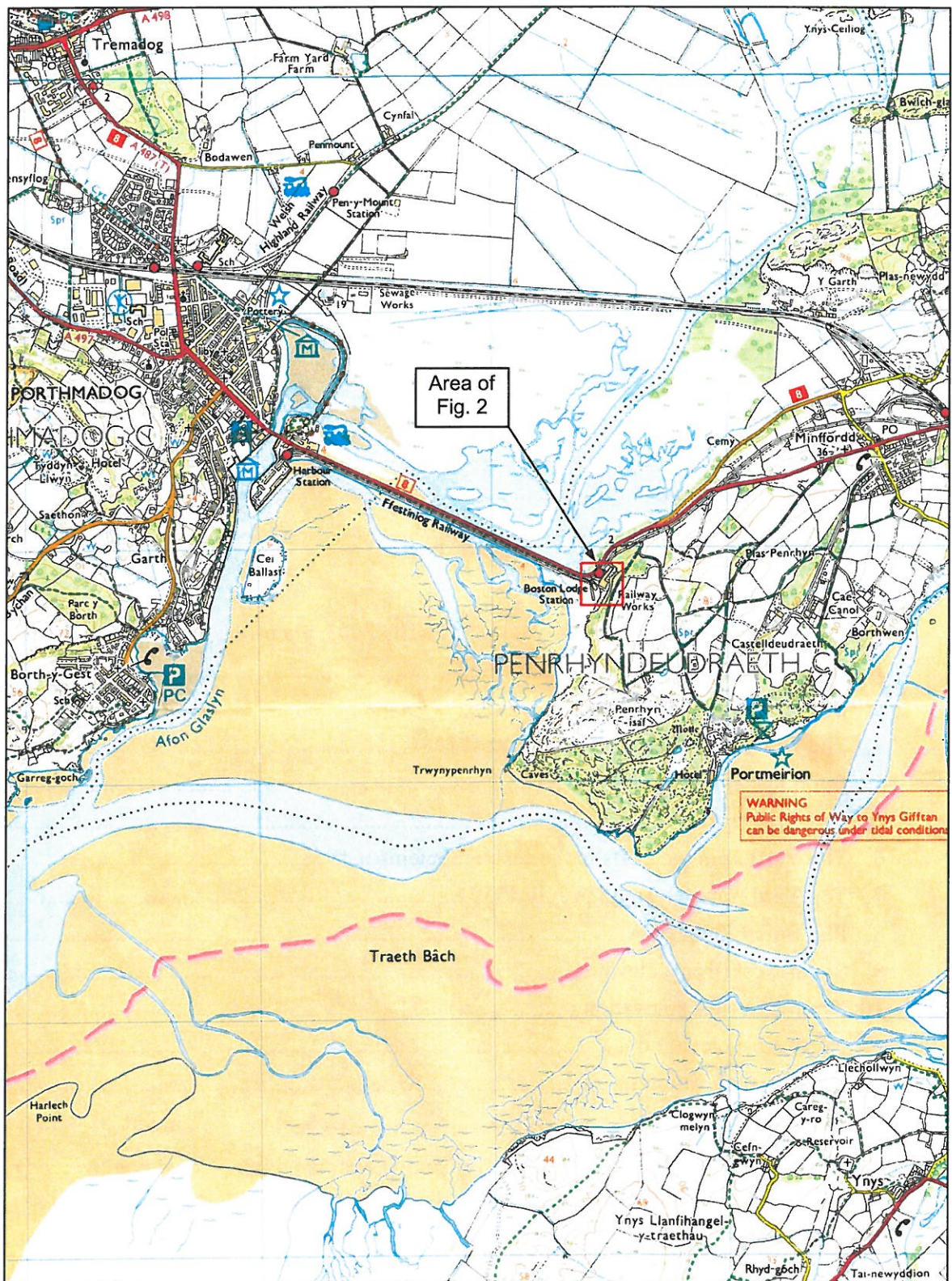


Figure 1: General location (scale 1:25,000)

Summary

In September 2010 an assessment was undertaken of the building known as 'Plas Smart' in the Top Yard at the FR Boston Lodge Works, to highlight any significant features and to determine its condition, in order to inform proposals for refurbishment.

Plas Smart was constructed as part of the range forming the north-east side of the Top Yard, probably c.1836. Its original form and function are not known, though it was described as a store in 1856. The rest of the range was originally a wagon store.

Plas Smart was converted into an office for the Locomotive Superintendent c.1881. It is likely that the porch, internal floor, fireplace and screen were installed at this time. The roof may also have been replaced on this and the adjoining bay. The wagon store had probably become a timber store by this time.

The Timber Store was derelict by 1954, and was demolished in the early 1960s. Plas Smart gained its present name in the late 1950s or 1960s. Its chimney was demolished sometime after 1984.

Plas Smart is now used as a store, and is currently in a poor structural condition, largely because of water ingress through the roof, and its badly damaged east corner.

1 Introduction

1.1 In September 2010 *Archaeological Services and Consultancy Ltd* (ASC) carried out historic building assessment of *Plas Smart*, Boston Lodge Works, Minffordd, Gwynedd. The project was commissioned on behalf of Ffestiniog Railway Heritage Ltd (FRHL) and the Festiniog Railway Company (FRC), and was carried out according to a standard method statement (Appendix 1).

1.2 *Planning Background*

This building assessment project has been requested in order to inform proposals for the refurbishment of *Plas Smart*, a Grade II listed building.

1.3 *Archaeological Services & Consultancy Ltd*

ASC is an independent archaeological practice providing a full range of archaeological services including consultancy, field evaluation, mitigation and post-excavation studies, historic building recording and analysis. ASC is recognised as a *Registered Organisation* by the Institute for Archaeologists and is also accredited ISO 9001, in recognition of its high standards and working practices.

1.4 *Management*

The project was managed by Bob Zeepvat BA MIFA.

1.5 *The Site*

1.5.1 *Location & Description*

Boston Lodge Works is located in the administrative county of Gwynedd, and the civil parish of Penrhyndeudraeth, centred at NGR SH 5847 3785. It lies at

the south-eastern end of the *Cob* embankment, which carries the FR and the A487 road across the Glaslyn estuary to Porthmadog (Fig. 1). The Works occupies the former quarry site that provided material for the east end of the Cob: the FR main line and the road pass to the west before turning sharply onto the Cob. Road access to the site is from the north.

The Works comprises a number of buildings, grouped around three yard areas. *Plas Smart* is a small single-storey building located in the north corner of the *Top* or *East Yard* at NGR SH 58500 37930. It is bounded to the west by the FR main line, to the north by the area known as Boston Lodge sand pit, to the east by the current vehicular access to the works, and to the south by the *Top Yard*.

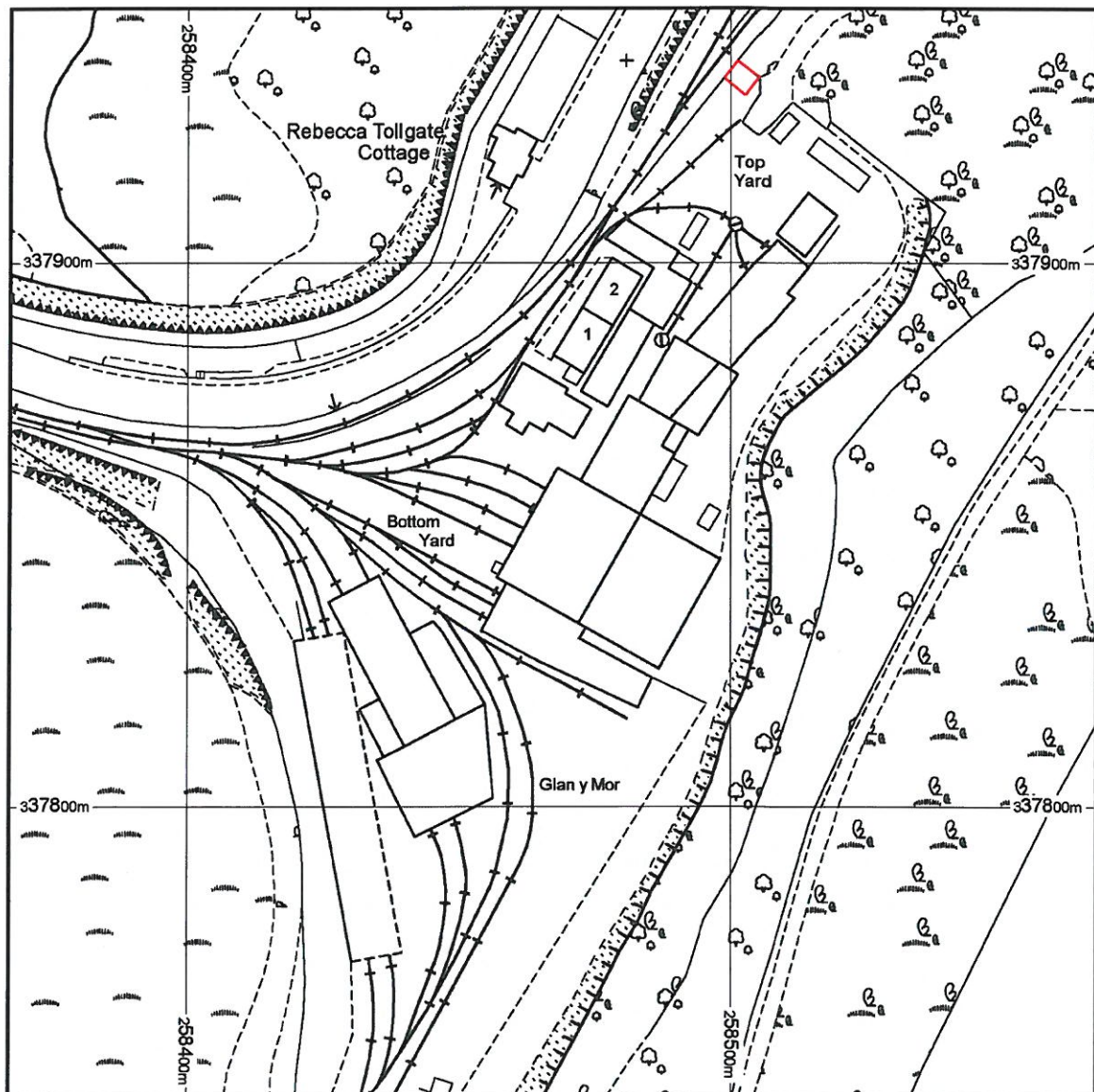


Figure 2: Boston Lodge Works, 2010: *Plas Smart* highlighted (scale 1:1250)

2 Aims & Methods

2.1 Aims

As described in the method statement (Appendix 1), the aims of the building assessment were:

- To compile a basic record of the structure concerned, prior to refurbishment
- To ascertain the structural history and development of the building within its local context
- To provide sufficient information on the historic and architectural significance of the building to inform proposals relating to its refurbishment.

In addition to the above, some comment was requested by the clients on the structural condition of the building.

2.2 Standards

The work conforms to the method statement, to the relevant sections of the Institute for Archaeologists' *Code of Conduct* (IFA 2000) and *Standard & Guidance Notes* (IFA 2001), to current English Heritage guidelines (EH 2006), and to the relevant sections of ASC's own *Operations Manual*.

2.3 Methods

The work was carried out according to ASC's standard method statement (Appendix 1), which describes a historic building assessment, with recording to English Heritage Level 2 (EH 2006).

2.4 Constraints

At the time of the site visit, most of the material stored in Plas Smart had been removed. However, the access to the roof space was sealed, so this area could not be examined. The roof was examined in September 2011, following collapse of part of the ceiling.

3 Historical Background

- 3.1 The following section provides a summary of the readily available historical background to the site and its environs. This section has been compiled from published sources relating to the FR, augmented with information provided by John Alexander (JLA), Secretary of FRHL.
- 3.2 The Top Yard was levelled c.1836 (Lewis 1965, 32). Boyd (1975, 264) notes that the yard 'was completely built up as at present' in 1848, so presumably a structure was built on the site of Plas Smart between those dates. In the 1950s a length of track laid with fish-belly rails and stone block sleepers, in use on the railway between 1832-42, was found in situ in the structure adjoining Plas Smart, suggesting it was of early date (*ibid*, 193).
- 3.3 In the 1856 fire insurance specification of Boston Lodge the building is listed separately, described as a 'store room built of stone with timber roof and slated' (JLA notes). At some time, probably about 1881 following the death of C.E. Spooner, the store was converted into the Locomotive Superintendent's office (*ibid*). Alexander comments that it is possible that this building and part of the adjoining wagon sheds were re-roofed at this time, and that the porch and interior timber floor were also added. The fireplace and chimney may also date from this period: a fire would have been an unnecessary luxury in a store. Figure 3 shows the range of buildings at the north end of the Top Yard at this time. In later years the building was used as the Works office and pay office (JLA notes).
- 3.4 In 1887, Boston Lodge was captured on film by R.H. Bleasdale, a photographer whose particular interest was the development of Britain's railways (FRHG 2003). Figure 4 is a detail taken from one of his plates (see cover), showing the buildings of the East Yard, as seen from the Cob. This clearly shows the north-west elevation of Plas Smart left of centre, with the existing window and the chimney above its west corner. It also shows the roof extending without a break across the whole range of buildings on the north-east side of the yard. Detail of the front of Plas Smart is unfortunately obscured by the yard wall, which extends about 10m (33') from the west corner of the building. A door in the wall provides access to the loco sheds, as described by Boyd (1975, 266). The gable above the entrance of Plas Smart can just be made out, also the front of the range to the south-east.
- 3.5 The 1889 Ordnance Survey 25" sheet (Fig. 5) shows Boston Lodge more or less at the full extent of its development during the 19th century. This layout survived, more or less unchanged, until the 1950s. Plas Smart forms the north end of a range of buildings c.30m (100') in length on the north-east side of the East Yard. Its porch is also clearly shown. The range is shown with a single subdivision, separating Plas Smart and the adjoining bay to the south-east from the rest of the range. In the rear wall of the bay adjoining Plas Smart was an opening with a gate leading to the adjoining sandpit (Boyd 1975, 266). The south-east end of the building originally served as wagon sheds (JLA notes): later it was used as the timber store.

- 3.6 With the notable exception of Plas Smart, the range was derelict by 1954 (Figs 6 and 7), and was demolished in the early 1960s (FRM 20, Spring 1963, 10-16). The bay adjoining Plas Smart presumably lost its roof at this time, though the rear wall and archway remained for some time after. In the late 1950s or 1960s Plas Smart gained its present name, after volunteer and frequent occupant Ian Smart. The chimney was demolished sometime after 1984 (JLA notes). The opening to the sandpit in the adjoining bay was demolished when the present vehicular access to the works was constructed in the 1980s. Plas Smart is currently used as a store.

3.7 **Listed Building Description**

Along with a number of other structures at Boston Lodge, Plas Smart is listed Grade II (no. 14419). The salient points of the listed building description are as follows:

Former Manager's Office at Boston Lodge Railway Works...Exterior of local slatey rubble with slate roof. The whitewashed rendered front has offset gabled timber porch with pendant and finial and part-trellissed sides; flanking 2-light window. Left end, beside track, has unhorned 16-pane sash window.

This building may relate to the expansion of Boston Lodge after 1863 when steam locomotives were introduced. Following partial demolition it is now a monopitch roof building.

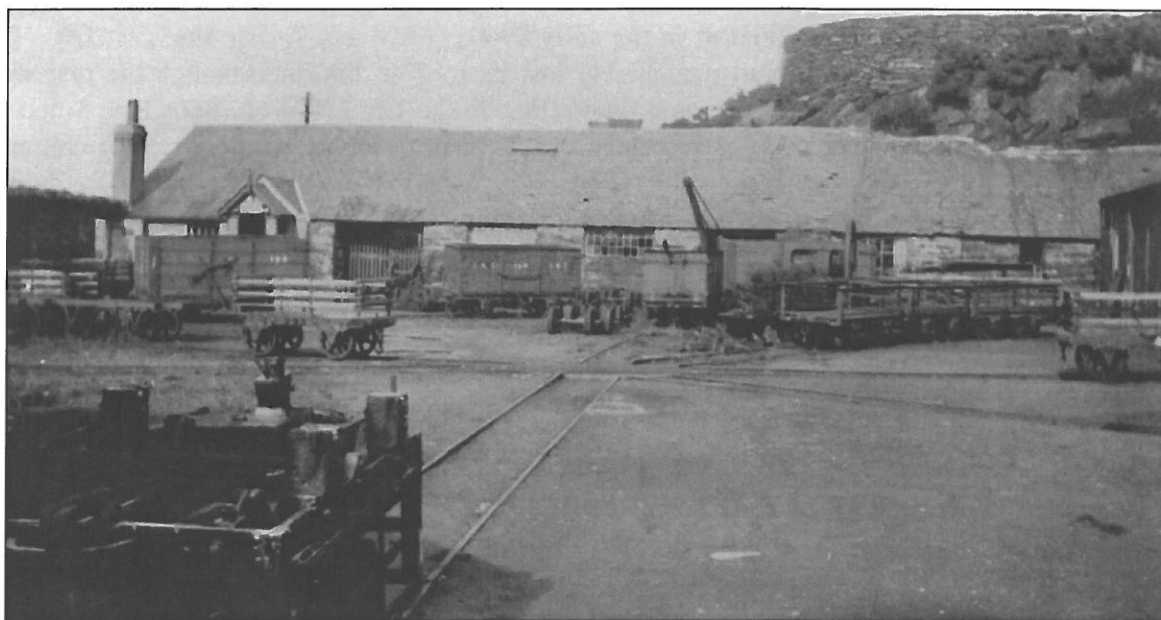


Figure 3: The Top Yard looking north-east, post 1881 (*FR Archives*)

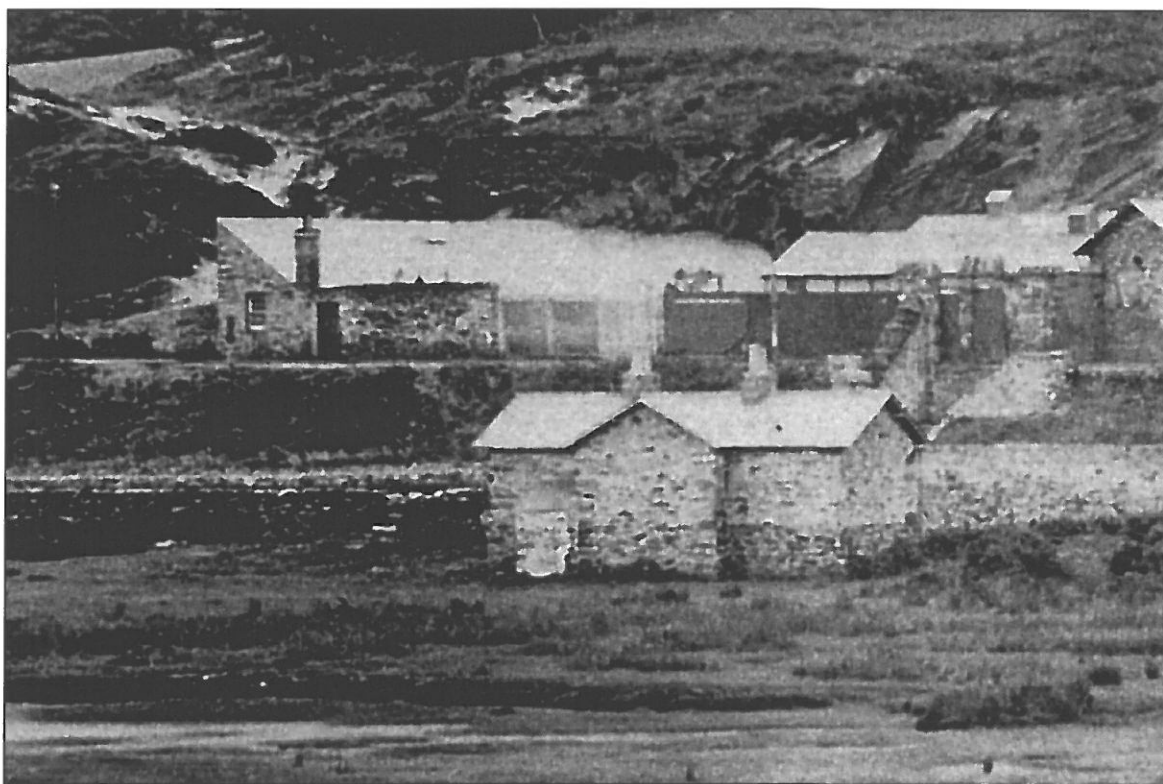


Figure 4: Buildings in the East Yard, 1887 (*after R.H. Bleasdale*)
Detail from FRHG 2003, plate 18.

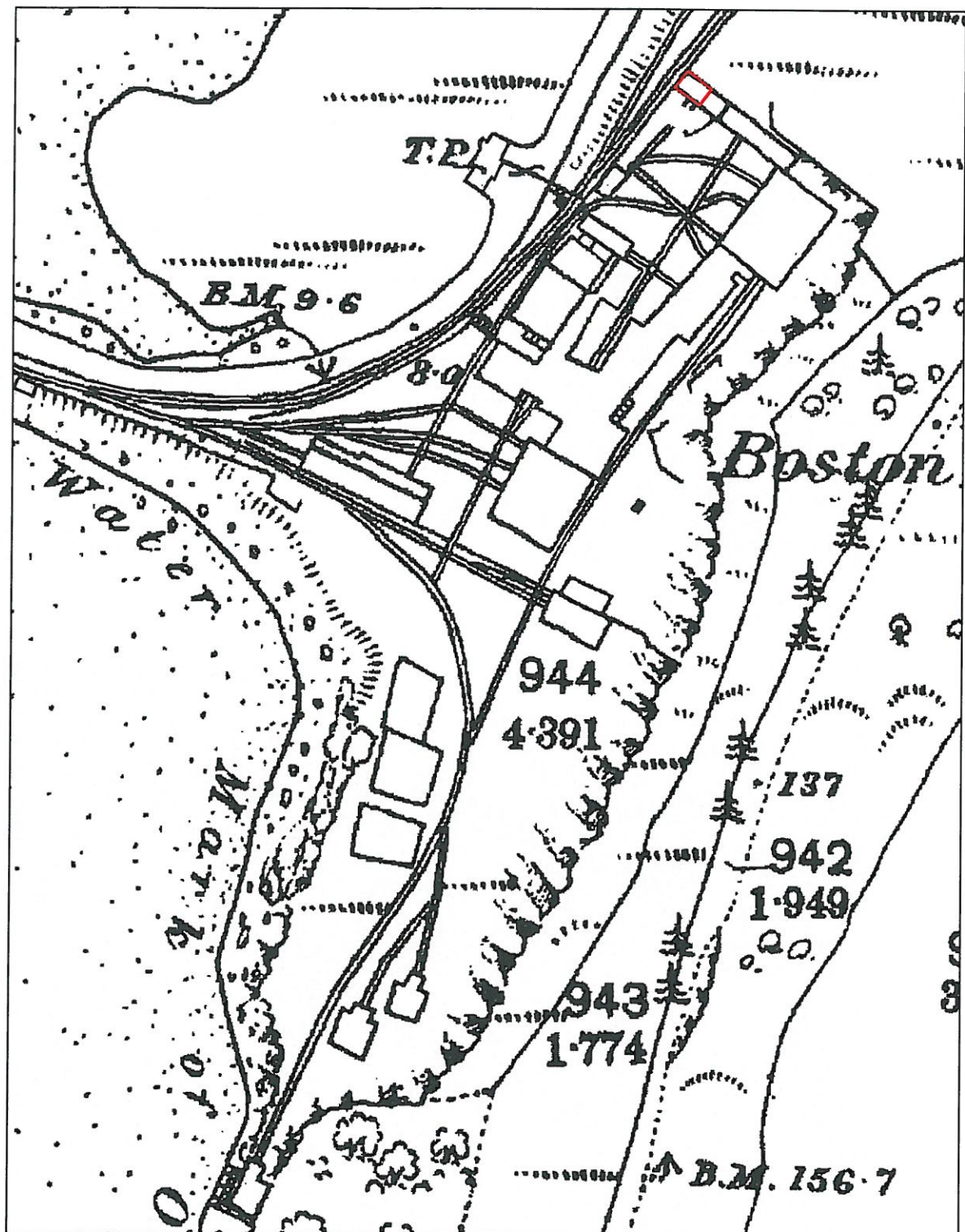


Figure 5: Boston Lodge, 1889
(extract from Ordnance Survey First Edition 25" sheet, reproduced at 1:1250)



Figure 6: Top Yard from the cliffs to the east in September 1958 (*David Ronald*)



Figure 7: Top Yard from the south in July 1959 (*Dennis Corley*)

4 Description

4.1 *Exterior* (Figs 8 - 13)

The walls of Plas Smart are constructed of coursed slate rubble, c.0.65m thick, with a pent slate roof, rising to the north-east. The building measures $6.88 \times 4.84\text{m}$ (22'6" \times 15'10"), with a porch projecting c.0.7m (2'4") to the south-west (Fig. 8). The north-east (rear) and south-west (front) walls are cement rendered (Figs 9, 10), and the north-west wall (Fig. 11) is roughly pointed. All the walls appear to be of one build, except at the east corner, where the south-east wall is butted to the rear wall. It is possible that other butt joints may be obscured by external rendering and internal plaster. Projecting wall stubs to the south-east indicate that the building was originally part of a longer range (Fig. 12). This suggestion is reinforced by the survival of a principal rafter, evidently for a south-eastward continuation of the roof, between the two stub walls. The entrance to the building is to the south-west, through the aforementioned porch (Fig. 13). To the north-west of this is a 4-light casement window overlooking the Top Yard. In the north-west wall, an 8/8 sash window overlooks the main line. The porch, which is a later addition to an existing gablet above the entrance, is constructed in timber, with open lattice side walls and a gabled slate roof. The wooden finial on the porch gable, present on photos of the late 1950s (Fig. 7) has been replaced with a poor modern imitation. It is evident that there was originally a chimney rising above the west corner of the building. This has since been removed, and slated over. The roof has a steep pitch, c.35°, and is slated. It ends flush with the north-west wall: at the south-east end, L-section metal flashing strip covers the truncated roof edge.

4.2 *Interior* (Figs 14 - 18)

Internally, the building measures $5.38 \times 3.42\text{m}$ (17'4½" \times 11'1½") overall, comprising two distinct areas. To the south-east, inside the entrance, is a lobby area c.3.42 \times 2.20m (11'1½" \times 7'2¾"). This has a solid floor of rectangular slate slabs and roughly plastered south-east, north-east and south-west walls (Figs 14, 15). To the north-west of the entrance is a vertically planked timber screen 1.43m (4'8") long, dividing the interior of the building (Figs 15 & 17). The entrance door is vertically planked externally and diagonally planked internally, is mounted on two substantial strap hinges, and appears to be a 19th-century fitting. The large handle may also be original, though the latch that it operated has gone. The only other feature of note in this part of the building is a small 'Belfast' type hand basin, associated with modern plumbing, mounted to the south-east wall.

On the north-west side of the screen is the inner room or office (Figs 16, 17), $3.42 \times 3.18\text{m}$ (11'1½" \times 10'4¾"). This is distinguished from the lobby area by having a suspended timber floor, with NE-SW joists and NW-SE floorboards. In the angle of the west corner is a fireplace with a typical 19th-century cast-iron surround and integral mantel shelf, above a slate hearth slab (Fig. 18). In the south-west wall is the 4-light casement window, almost certainly a modern replacement, set in a splayed opening with a deep sill. In the north-west wall a second splayed opening contains the 8/8 sash window with folding 3-leaf panelled shutters, almost certainly original. Some plain skirting boards remain on the north-west wall.

The ceiling, 2.63m (8'7¼") above the floors, is of lath and plaster, with a large hatch in the middle of its north-east side. This was nailed up, preventing examination of the roof space structure. The original lath and plaster ceiling has been subject to a number of repairs, most of them fairly crude, over a long period.

4.3 **Roof** (Figs 19, 20)

The pent slate roof of Plas Smart is carried on the gable end walls and a principal rafter, set into the front and rear walls, and visible within the office area. A purlin runs between the gable walls, is mortised into the principal rafter, and supports intermediate rafters at c.0.5m (1'8") centres. The slates are nailed to battens across the rafters (Fig. 19). The ceiling, carried on NE-SW joists, is partly supported by vertical battens nailed to the rafters. The butt joint between the south-east and rear walls (Fig. 20) has been mentioned above.

Examination of historic photographs (Figs 6, 7) it is apparent that the roof of Plas Smart was constructed as part of the overall roof of the adjoining range of buildings, with the principal rafters set at c.3.66m (12') centres.

4.4 **Condition**

Plas Smart is in a generally poor condition. Most of this is the result of neglect and long-term water penetration. Part of the ceiling collapsed after the initial survey, and numerous slates are missing. It is almost certain that the very crudely executed removal of the arch at the rear of the adjoining bay has allowed water to enter at the east corner of the building: the butt joint between the walls at this point shows signs of movement. As a result of these defects the ceiling has partly collapsed, and the timber floor is very rotten and unsafe. Floor and ceiling will probably need complete replacement. In addition, the roof and ceiling timbers should be inspected, as it is likely that some will need replacement or repair before the roof is re-slatted. The east corner of the building, where the arch was removed, should be carefully rebuilt to make it watertight. Finally, some significant repairs to internal plastering are required to the east of the door, whether or not the sink is to be retained. All internal and external woodwork would benefit from stripping and repainting.

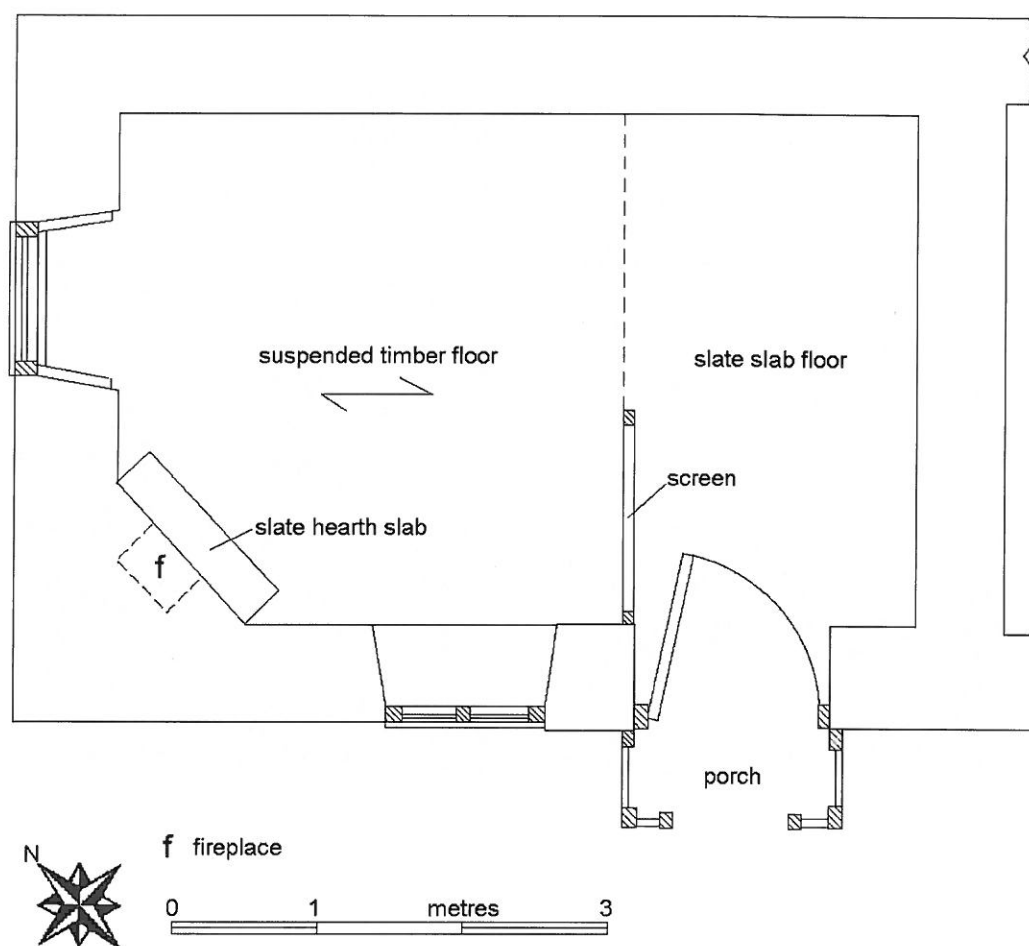


Figure 8: Plas Smart, floor plan (*scale 1:50*)



Figure 9: South-west (front) elevation



Figure 10: North-east (rear) elevation



Figure 11: North-west elevation



Figure 12: South-east elevation.
The jamb of the former archway is visible beside the ranging rod



Figure 13: Detail of porch



Figure 14: Lobby, looking south-west



Figure 15: Lobby, looking south-east



Figure 16: Office, looking north-west



Figure 17: Office, looking south



Figure 18: Office, fireplace in west corner



Figure 19: Roof space, looking north-west



Figure 20: Roof space, butt joint in east corner

5 Conclusions

- 5.1 The building now known as Plas Smart was constructed as the north-west end of the range of buildings forming the north-east side of the Top Yard at Boston Lodge, probably c.1836. Its original form and function are not known. Adjoining Plas Smart to the south-east was a bay with a rear opening leading to the adjoining sandpit, while the rest of the range was originally used as wagon sheds. In 1856 Plas Smart was described as a store.
- 5.2 In about 1881, Plas Smart was converted into an office for the Locomotive Superintendent. It is likely that the porch, internal floor, fireplace and screen were installed at this time. The roof may also have been replaced on this and the adjoining bay. By this time it is likely that the wagon sheds had become the timber store for the nearby joiner's shop.
- 5.3 The Timber Store was derelict by 1954, and was demolished in the early 1960s. The bay adjoining Plas Smart presumably lost its roof at this time, though the rear wall and opening remained. In the 1960s Plas Smart gained its present name. The chimney was demolished sometime after 1984. The rear wall of the adjoining bay was demolished when the present vehicular access to the works was constructed in the 1980s. Plas Smart is currently used as a store.
- 5.4 Plas Smart is currently in a poor structural condition, largely because of water ingress through the roof, and its badly damaged east corner. Inspection of the roof structure was not possible during this survey, and should be undertaken before any remedial works commence, in case any timbers need replacement. Aside from this, repairs that should be undertaken as a matter of urgency are:
- Felting and re-slating the roof
 - Dismantling and reconstruction of the east corner of the building, to eliminate the present jagged edge and structural weakness
 - Reinstatement/replacement of operational guttering and downpipes.

When the building has been made watertight, the following works will be necessary:

- Replacement of the suspended timber floor
 - Replacement of the ceiling
 - Replacement of missing/defective areas of wall plaster
 - Stripping and painting of internal and external woodwork
- 5.5 *Plas Smart* is a Grade II listed building. As such, any proposals for work on the building (including repairs) must take account of any significant 'period' features relating to the history and development of the building, and should seek to preserve them in situ, if possible. Leaving aside the building's external appearance, features judged to be of significance to this building are the porch and door, the differing floors, the timber screen, the fireplace and the west window and associated fittings. Materials appropriate to the date of the building should be used, where possible.

6 Acknowledgements

The project was commissioned on behalf of Ffestiniog Railway Heritage Ltd and the Festiniog Railway Company. The writer is grateful to John Alexander for his assistance. The project was managed for ASC by Bob Zeepvat BA MIFA, who also undertook the on-site recording and prepared the report. The report was edited by Karin Semmelmann BA MA MIFA.

7 Archive

7.1 The project archive will comprise:

1. Report
2. Survey notes
3. Survey drawings
4. List of photographs
5. CDROM with copies of all digital files.

7.2 The archive will be deposited initially with FR Heritage Ltd, and will ultimately be deposited with the FR's modern archives at Porthmadog or Minffordd.

8 References

Standards & Specifications

EH 2006 *Understanding Historic Buildings: a guide to good recording practice*. English Heritage (London).

IFA 2000a Institute for Archaeologists' *Code of Conduct*.

IFA 2001 Institute for Archaeologists' *Standards & Guidance documents (Desk-Based Assessments, Investigation and Recording of Standing Buildings)*.

Books and Historical Sources:

Boyd, J.I.C. 1975 *The Festiniog Railway*. 2 vols. Oakwood Press (Lingfield)

FRHG 2003 *The Spooner Album – Seymour Memorial Edition*. Festiniog Railway Heritage Group/RCL Publications (Garndolbenmaen)

FRM - Festiniog Railway Magazine

Johnson, P 2007 *An Illustrated History of the Festiniog Railway, 1832-1954*. Oxford Publishing Company.

Lewis, M.J.T. 1965 *How Festiniog Got Its Railway*. Railway & Canal Historical Society.

Maps

1889 Ordnance Survey First Edition 25" sheet

1917 Ordnance Survey Third Edition 25" sheet

2010 Ordnance Survey 1:1250 digital mapping

Other Sources

Historical notes and photographs provided by J Alexander, FRHL

Appendix 1: ASC Building Assessment Method Statement

Aims

- To compile a basic record of the structure(s) concerned, prior to refurbishment, conversion or demolition
- To ascertain the structural history and development of the building, within its local context
- To provide sufficient information on the historic and architectural significance of the building to inform proposals relating to its refurbishment / conversion / development.

Standards

The work will conform to the relevant sections of the Institute for Archaeologists' *Standard & Guidance Notes* (2001) and *Code of Conduct* (2000), to current English Heritage guidelines (EH 1991, EH 2006), and to the relevant sections of ASC's own *Operations Manual*.

Methods

- A programme of historical research, using readily available sources (eg. Historic Environment Record, County Record Office, local libraries, planning records)
- A survey of the building, normally to EH Level 2.
- Preparation of an assessment report, based on the results of the above.

Historic building assessment involves a combination of historical research, written description, measured survey and photography. It may lead to a requirement for more detailed survey and analysis prior to refurbishment, conversion or demolition. As such, it is essential that unrestricted access to the structure being recorded is given to the surveyors, subject to current health and safety requirements and site security.

Historical Research

Background historical research will follow current IFA standards and guidelines for desk-based assessment (IFA 2001). All sources consulted will be listed in the final report.

Written Description

The written description will be prepared from detailed notes and sketches taken on site, augmented by a study of the drawings and photographs, where appropriate. Depending on the nature of the building, the written description will be presented in a logical and consistent format (e.g. overall structure: external details, roof and walls: internal layout: internal description by room), supported by relevant drawings and photographs.

Measured Survey

Measured surveys will normally be carried out using tapes or LDM (laser distance measurement) for vertical and horizontal measurement throughout. A surveyor's level or Total Station EDM may be used to establish floor levels. Where appropriate, reference may be made to available architects' or engineers' drawings, either on paper or in an appropriate CAD format. Plastic film will be used for all field drawings. Scales used will be appropriate to the size and complexity of the structures or features being recorded: generally 1:50 or 1:100 for floor plans, 1:20 or 1:50 for elevations and sections, and 1:20 or 1:10 for architectural details, plant and machinery, etc.

Photographic Survey

The primary photographic record will normally be compiled in 35mm black & white print format, supplemented by digital photography. A photographic register will be maintained on ASC's *Photographic Record Sheet*, fully cross-referenced. Digital photographs may be used to illustrate the report. Metric scales will be used in photographs where appropriate. Photography will employ natural light wherever possible, but artificial light, flash or floodlighting will be used where necessary.

Reporting

Upon completion of the survey and research stages the assessment report will be prepared, based on the results obtained by the work described above. This will typically include:

- a concise non-technical summary of the results
- information relating to the circumstances of the project

- a summary of the aims of the project and the methods used
- background information about the site, including any desk-based studies
- a description of the results, supported by appropriate illustrative material
- a conclusion, summarising the results and examining their significance
- appendices (copies of record sheets, reference works etc.)
- an HER summary sheet, if required

Copies of the report will be provided as required to the Client, the Planning Archaeologist, the National Monuments Record, the Local Planning Authority, and any other bodies designated by the Planning Archaeologist or client. Eight copies are normally produced: a charge is indicated for providing additional copies.

In accordance with ASC's normal reporting procedures, interim reports on any significant discoveries made during the project will be submitted to the relevant period journals (e.g. *Britannia*, *Medieval Archaeology*) and to any relevant regional journals (e.g. *CBA Mid-Anglia Bulletin*, *South Midlands Archaeology*) within one year of the project's completion.

Once the final report has been accepted by the Planning Archaeologist, an OASIS fieldwork summary form will be completed and submitted to the Archaeology Data Service.

Archiving

All archaeological projects generate a quantity of records and related material (paper, photographic and electronic records, etc). Together, these constitute the *project archive*. While the report may describe the project's findings in some detail, the archive contains the evidence on which the report is based, and its importance cannot be too highly stressed. By their nature, building surveys cannot always be repeated, so the archive often constitutes the only surviving evidence of the building prior to conversion, etc, and arrangements must therefore be made for its deposition and long-term storage.

On completion of the reporting stages of the project, the archive will be prepared for long-term storage, to an appropriate standard and in a format agreed in advance with the relevant local depository. This will be in accordance with guidelines prepared by the UK Institute of Conservation (Walker 1990) and the Museums & Galleries Commission (MGC 1992).

Unless otherwise instructed, ASC will make arrangements to deposit the archive with the relevant local museum, Record Office or library. Provision has been indicated in the project estimates for the likely costs of deposition.

Staffing

The project will be carried out under the overall direction of Bob Zeepvat BA MIFA. Bob is an established archaeologist with extensive experience in managing archaeological projects, and of work on a wide range of historic buildings and structures. He holds a first degree from the University of Leicester, and has been a validated Member of the Institute for Archaeologists since 1986. He has been involved in the management of archaeological projects since the late 1970s, formerly as Senior Field Archaeologist for the *Milton Keynes Archaeology Unit*, and as Project Manager for the *Hertfordshire Archaeological Trust*.

Other staff assigned to the project will normally have appropriate experience of historic building recording and research. Any staff undergoing training on the project will be fully supervised by experienced staff.

Appendix 2: List of Photographs

SITE NO/CODE:1388/FRC/1		Site Name: Plas Smart, FR Boston Lodge Works	
Shot	Subject		Figure
1	North-west elevation		-
2	South-west elevation		9
3	South-west elevation		-
4	North-west elevation		11
5	South-east elevation		12
6	North-east elevation		10
7	South-west elevation: detail of porch		13
8	Office, looking north-west (shutters open)		-
9	Office, looking north-west (shutters closed)		16
10	Office: fireplace in west corner		18
11	Foyer, looking south-east		15
12	Foyer, looking south-west		14
13	Office, looking south		17
14	Office, looking south		-
15	Roof space, looking north-west		19
16	Roof space, butt joint in east corner		20

A CDROM containing copies of all the digital photos listed above is included in the back cover of this report

